O.I.R.O. £6,950,000



Armitstead Barnett

Lancaster Road, Out Rawcliffe, Preston, PR3 6BL



Shire Lodge



Valiants House

Lancaster Road, Out Rawcliffe, Preston, PR3 6BL

Offers in the region of £6,950,000

- A unique, fantastic mixed use opportunity
- Exemplary, high specification five bedroomed main residence
- Four bedroomed refurbished farmhouse.
- Four bedroomed refurbished cottage with one bedroomed annexed flat
- Exceptional range of commercial specification buildings extending to in excess of 70,000 sq. ft of covered space
- Extensive newly-laid concrete yard extending to over 2.30 acres (0.93 ha) OTA
- Recently installed significant solar roof-mounted array with approximately 333 KWh capacity with newly installed substation.
- Set in 64 acres (25.9ha) OTA
- Tremendous alternative use potential subject to gaining necessary planning consents.

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What a property ! A significant regionally-renowned mixed use property which has a range of potential uses (subject to gaining any necessary consents) which has undergone a remarkable and significant transformation with the current owners making significant investment to the property. Immaculately presented and completed to exceptional specification throughout No expense has been spared and no detail missed.

This property offers three separate dwellings with a further one bedroomed annex, in excess of 70,000 sq. ft of commercial specification buildings and extensive concreted yard which in itself extends to in excess of 2.3 acres, all enclosed by security fencing. Set in a total of 64 acres (25.90 ha) OTA of grade 2 pasture land.

The current vendors had the vision to transform the former equestrian property into one of the most locally renowned events centres in the north and has been home to various events over the years. The vendors have made significant investment and improvements to the buildings and yard which have fantastic alternate use potential and provides a blank canvas for any purchaser now to benefit from the investments made.

The vendors vision for the site was to create a multifunctional event centre of the North.





Valiants Buildings and Secure Yard

One of the many highlights of this exceptional property is the refurbished commercial specification buildings which in total provide for in excess of 70,000 sq ft of covered space and make a great base for a variety of users. In line with rest of the property, the vendor has provided the highest specification possible for the portal frame buildings with fully insulated roofs, tensile strength purlins, newly laid laser level concrete, fully rewired, linked CCTV and all up to the latest fire regulations.

The buildings all are inter-linked but have the added advantage of external roller shutter doors for easy open access which allows for sub-divisions for owner occupiers. The building complex also has an incredible first floor bar area which overlooks the main warehouse space. This is of exceptional quality and would fit in a high specification city-centre establishment. Bespoke cloakrooms, kitchen and store area complement the VIP bar area.

Former stables and barn give further opportunities for buyers to develop the remaining buildings (subject to gaining necessary planning consent) or to retain their equestrian use.

The buildings also have 720 newly installed solar panels providing 333kW capacity with accompanying battery storage which is contained and linked into the plant room and shortly to be connected to ENW local grid. This will provide a valuable income.

The expansive newly laid concrete yard which has also been future proofed with underground ducting and drainage channels and fully enclosed with palisade security fencing extends to in excess of 2.30 acres making this an exceptional outdoor space for many type of businesses. In addition there is a refurbished mobile office and static caravan providing flexible office facilities.

The yard has the benefit of an improved access off Lancaster Road with security gating.

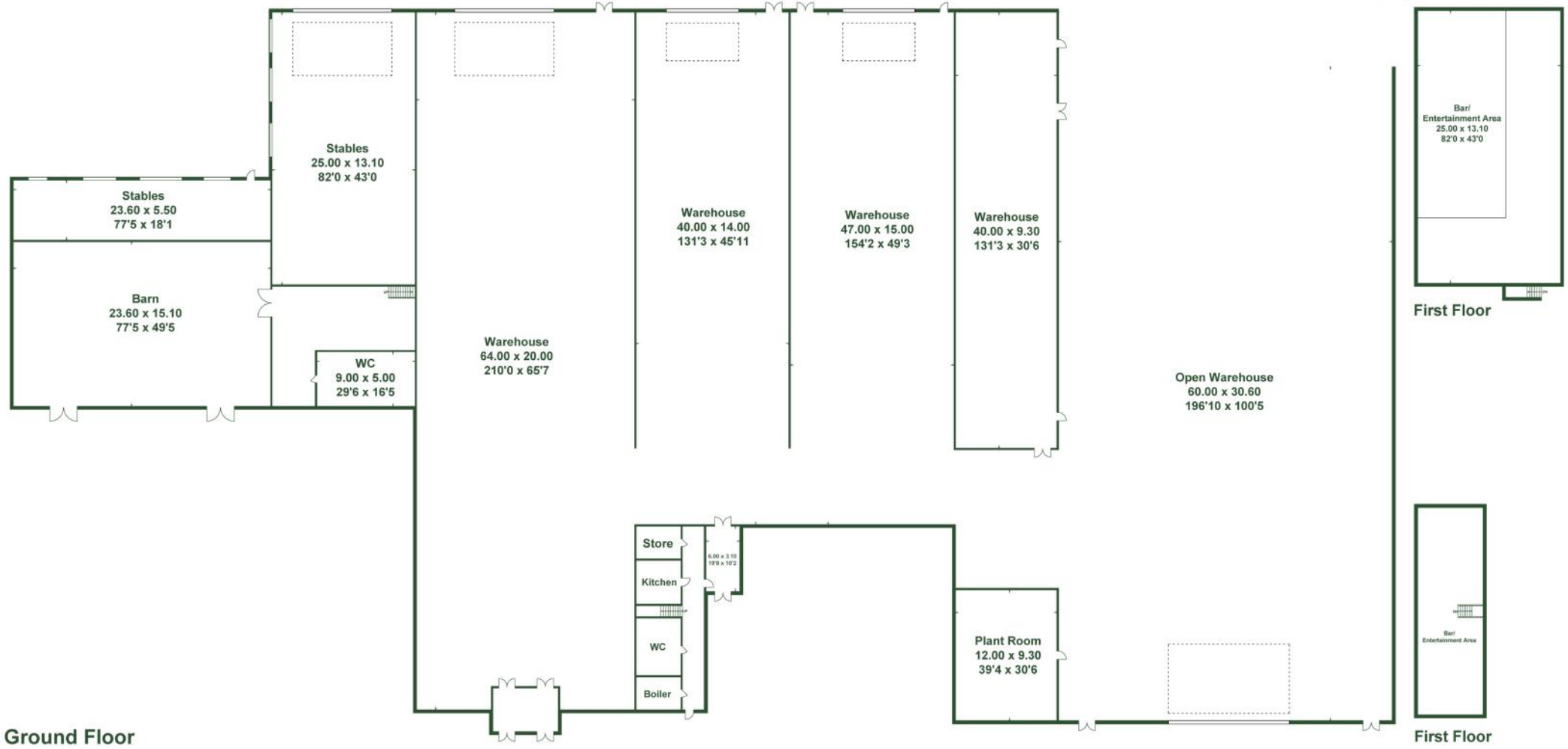
Name	Measurement	Description
Open Warehouse	60m x 30.6m	Open eaves to north elevation, clear span.
Plant Room	12m x 9.3m	Containing solar array, battery and electric meters.
Warehouse 1	40m x 9.3m	Mono-pitched warehouse, high spec, additional fire retardant panelling.
Internal Warehouse 1	47m x 15m	Open alleyway connecting to adjacent warehouse, fully refurbished.
Internal Warehouse 2	40m x 14m	Open alleyway connecting to adjacent warehouse, fully refurbished.
Main Warehouse	64m x 20m	Fully refurbished with large scale roller shutter doors to south elevation also incorporating VIP viewing lounge, kitchen, WC, boiler room and store, together with internal alleyways.
Stable Block 1	25m x 13m	Original stable block.
Stable Block 2	23.6m x 5.5m	Single storey traditional stables.
Traditional barn	23.6m x 15.10m	Traditional timber pole barn.
Cloakrooms	9m x 5m	Additional ground floor cloakroom and reception area.
Entertainment Area	25m x 13.1m	Located above original stables, former entertainment area including viewing platform and former bar.
Total Area	6,667 sq m (71,771 sq ft)	





Approximate Gross Internal Area : 6667.73 sq m / 71771 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media









Residential Properties

Shire Lodge

A beautiful home which has been built to the highest specification with detailed and bespoke interior design with no expense spared.

Shire Lodge is encompassed within its own defined boundaries which provide good levels of privacy from the other residential dwellings and buildings but being close enough to for any business owner to have a hands-on feel for the entire property.

The accommodation includes an imposing entrance hallway with galleried ceiling setting the tone for this impressive home. A stunning well-equipped living kitchen which has an extensive range of quality integrated fittings that flow seamlessly into the adjoining orangery. There are three other separate reception rooms, together with a utility and cloakroom complementing the ground floor. The first floor enjoys a spacious open landing with principal suite including a beautiful bedroom, dressing area and stunning ensuite. Three further bedrooms each with ensuites complete the first floor. The second floor has a fifth bedroom with cloakroom and feature shower area built into the bedroom space along with ample under -eaves storage.

The house has wonderful hard landscaped areas to the front and side, providing plenty of parking and attached garaging for four cars. At the rear there is an expanse of patio, spacious lawned areas, separate bespoke dining areas an detached garden building.

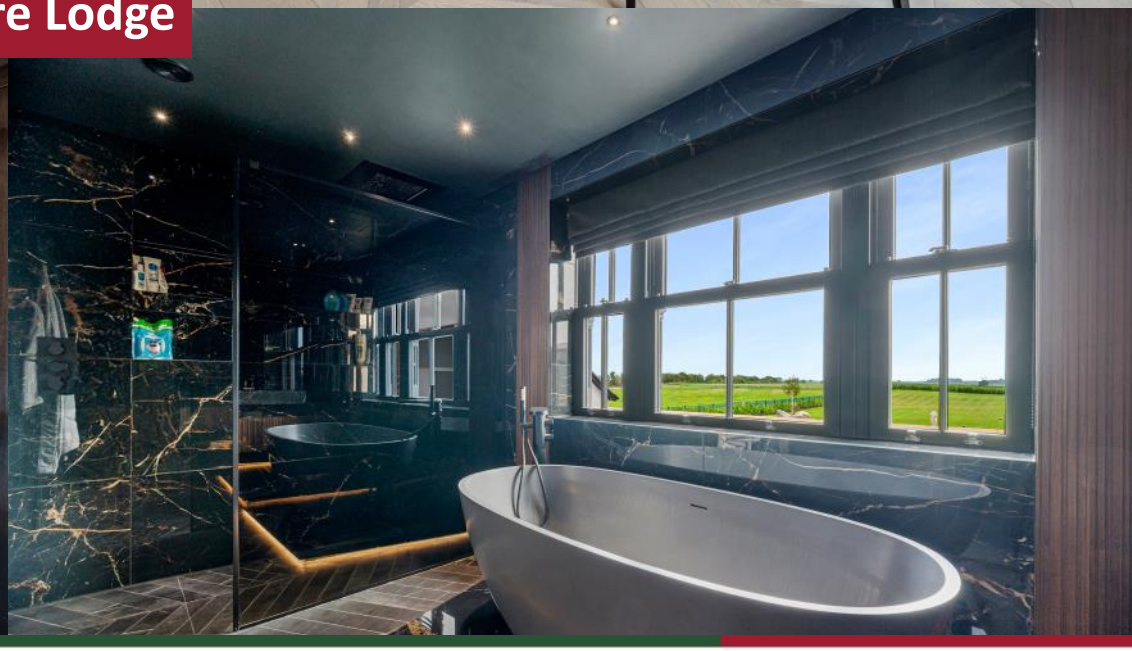
The house has super hardscaped areas providing plenty of parking and garaging for 4 cars. At the rear, there is an expanse of patio and spacious lawned area. The house also has a Solar panels installed on the roof.





Shire Lodge





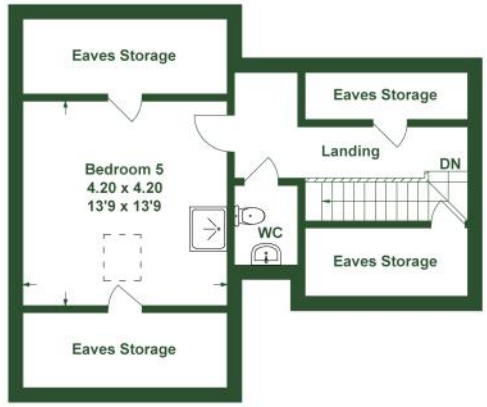
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Approximate Gross Internal Area : 349.87 sq m / 3766 sq ft
Garage : 99.68 sq m / 1073 sq ft
Total : 449.55 sq m / 4839 sq ft
(Excluding Void)

Shire Lodge



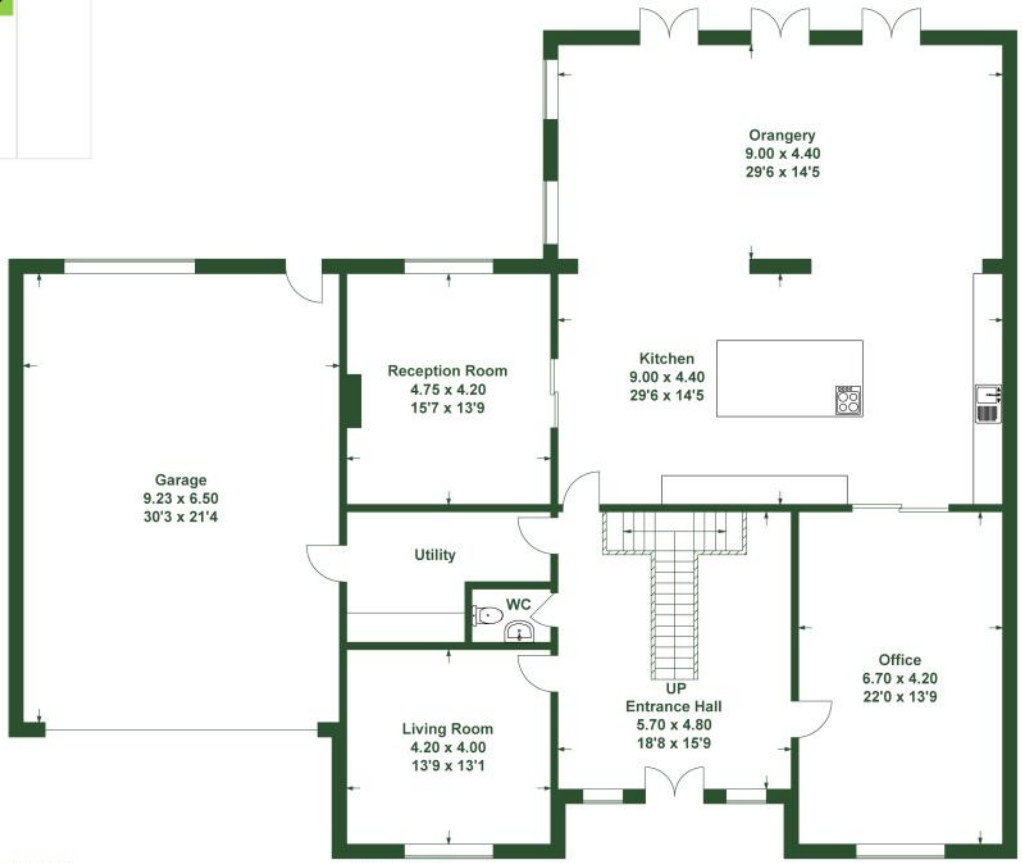




Second Floor

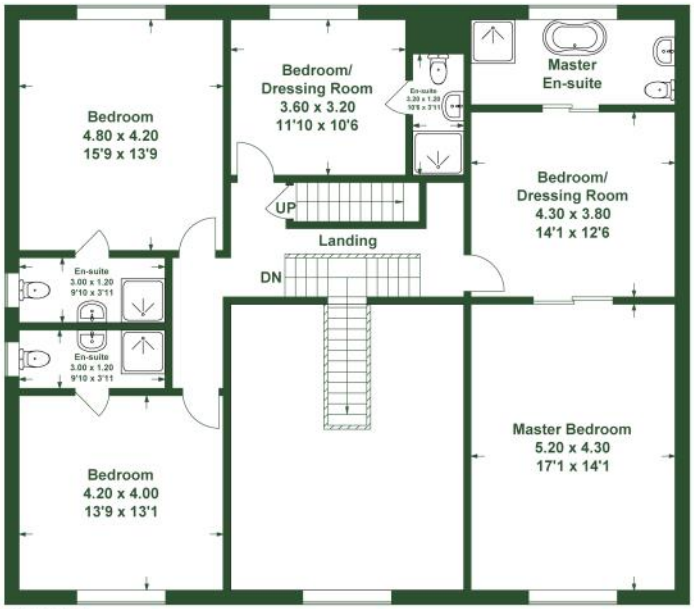


Garage 2



Garage

Ground Floor



First Floor





Valiants House

The original farmhouse has been completely refurbished internally which includes a welcoming entrance porch, two good sized reception rooms and a modern well equipped dining kitchen. To the first floor there is a, principal bedroom with an ensuite shower room with three further good sized bedrooms along with a four-piece family bathroom.

The farmhouse has independent access with large concrete driveway for various cars and a private lawned garden and patio to the rear.

Valiants Cottage and Annexed Flat

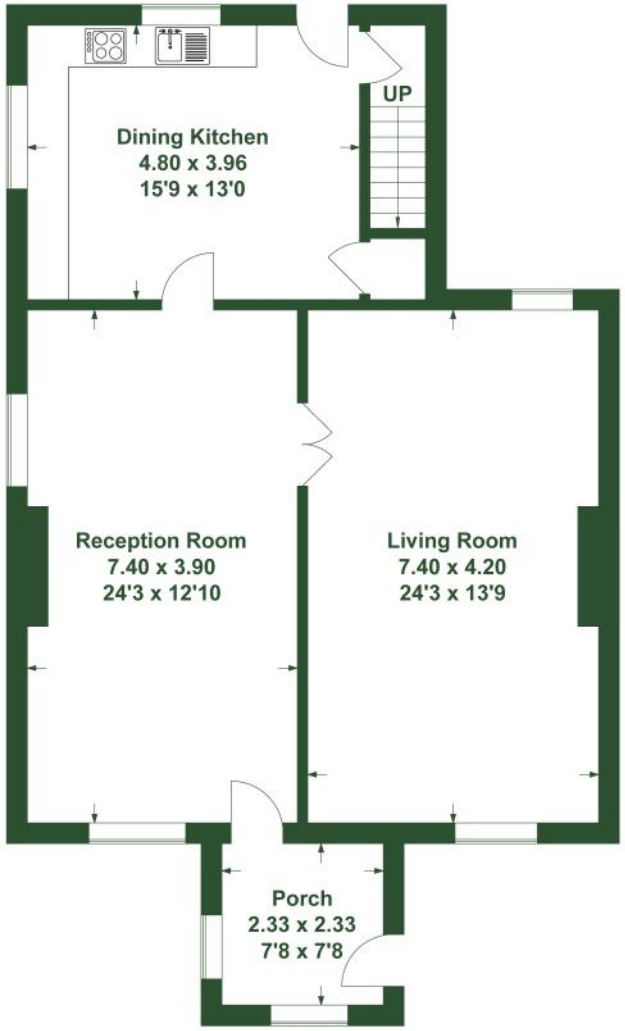
Located centrally within the complex is a further fully refurbished well-presented cottage, recently K-rendered to the exterior, providing for a modern well-equipped kitchen dining room, inner hallway with shower room and living room. To the first floor can be found four good sized bedrooms and family bathroom. Attached to the cottage is a very useful gym and garage storage area. Above the garage is a one-bedroom annexed accommodation which includes a kitchen living area, bedroom and separate shower room.

Valiants farmhouse, Cottage and Annex are let on long-term Assured Shorthold Tenancy for three years with the combined income of £42,000 per annum. (*further details available by request*)

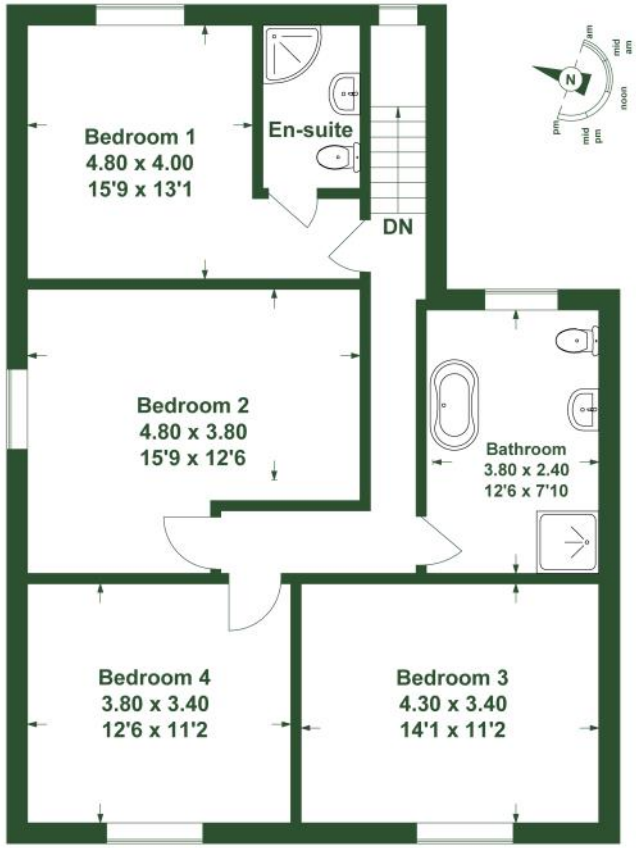
Valiants House

Approximate Gross Internal Area : 175.49 sq m / 1889 sq ft
Total : 175.49 sq m / 1889 sq ft

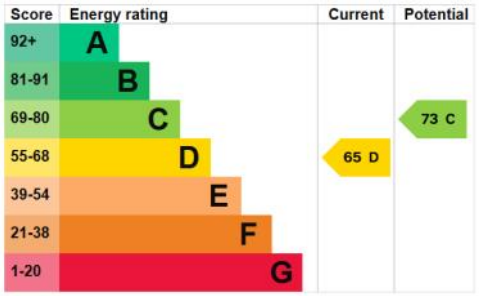
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Ground Floor



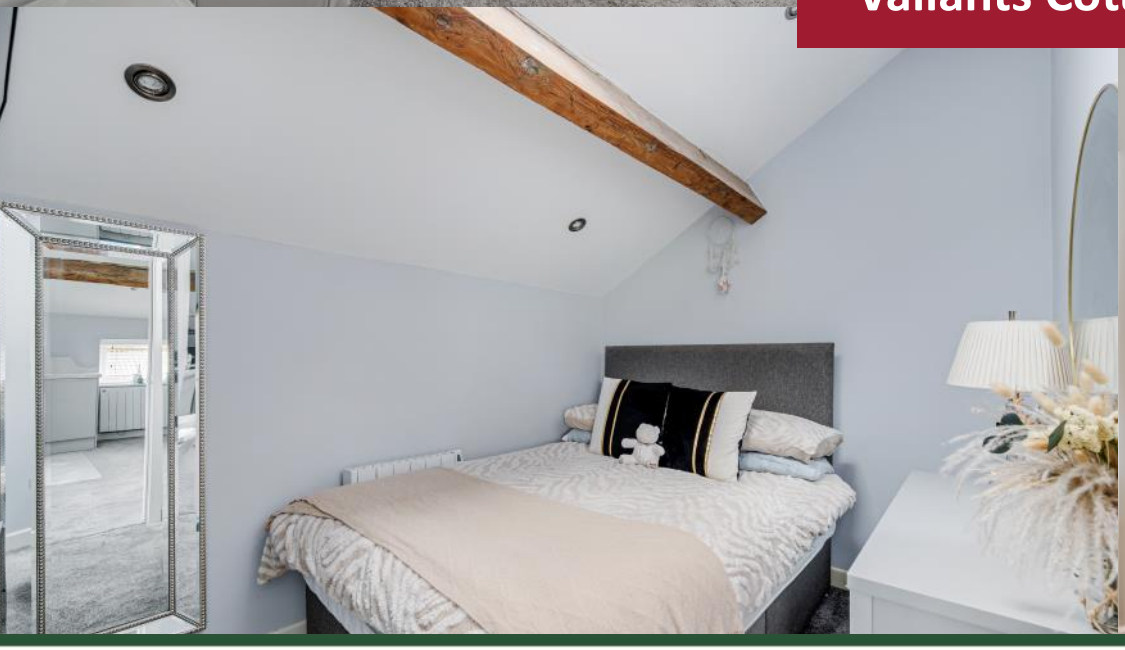
First Floor







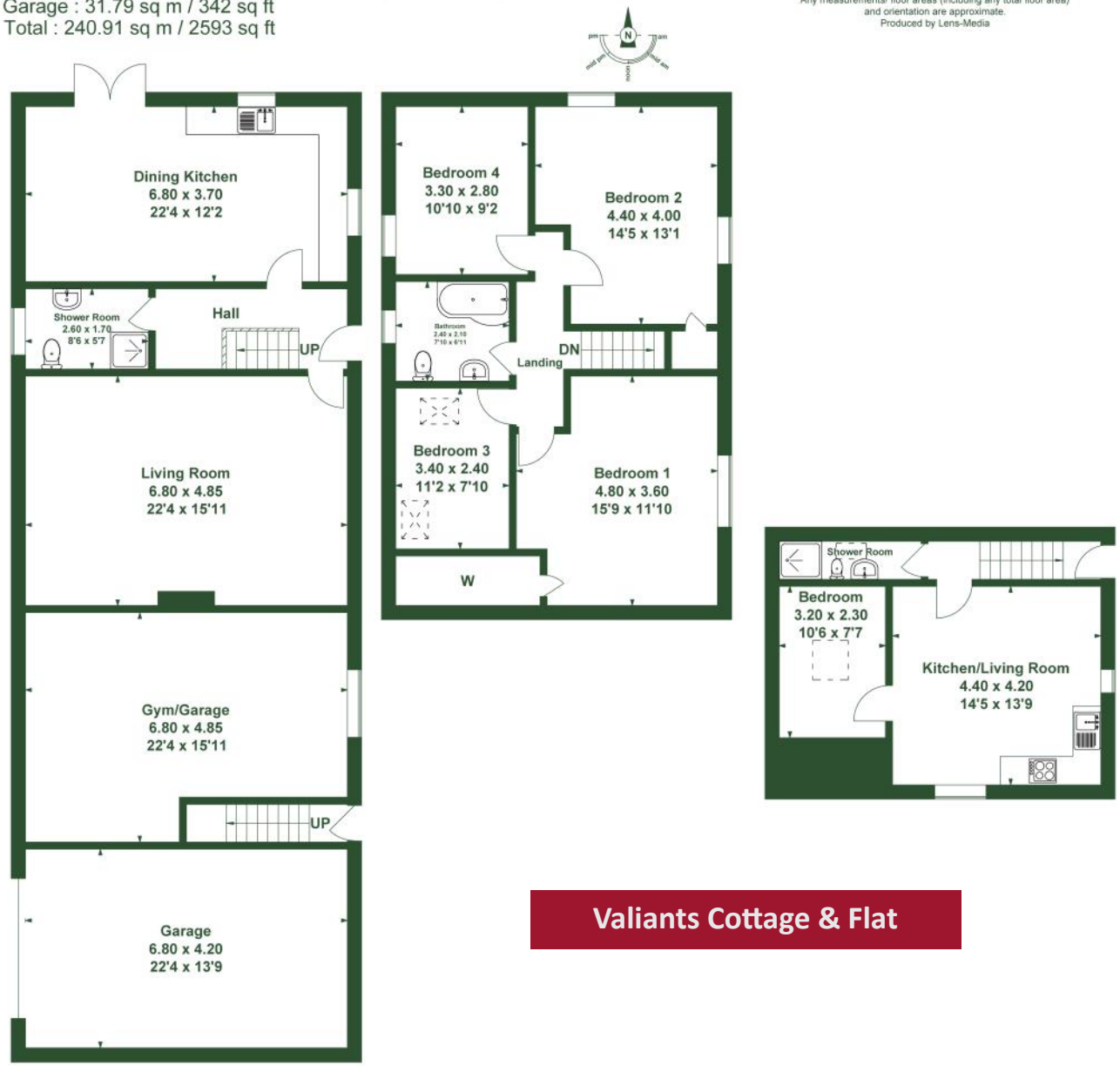
Valiants Cottage & Flat





Approximate Gross Internal Area : 209.12 sq m / 2251 sq ft
Garage : 31.79 sq m / 342 sq ft
Total : 240.91 sq m / 2593 sq ft

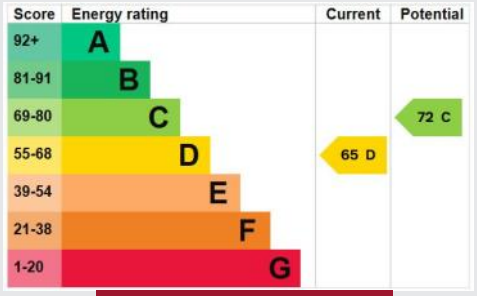
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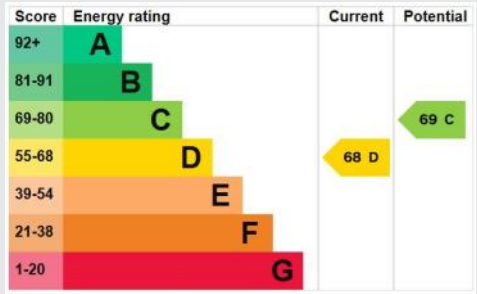
Ground Floor | First Floor | Second Floor

Valiants Cottage & Flat

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



Valiants Cottage



Valiants Flat





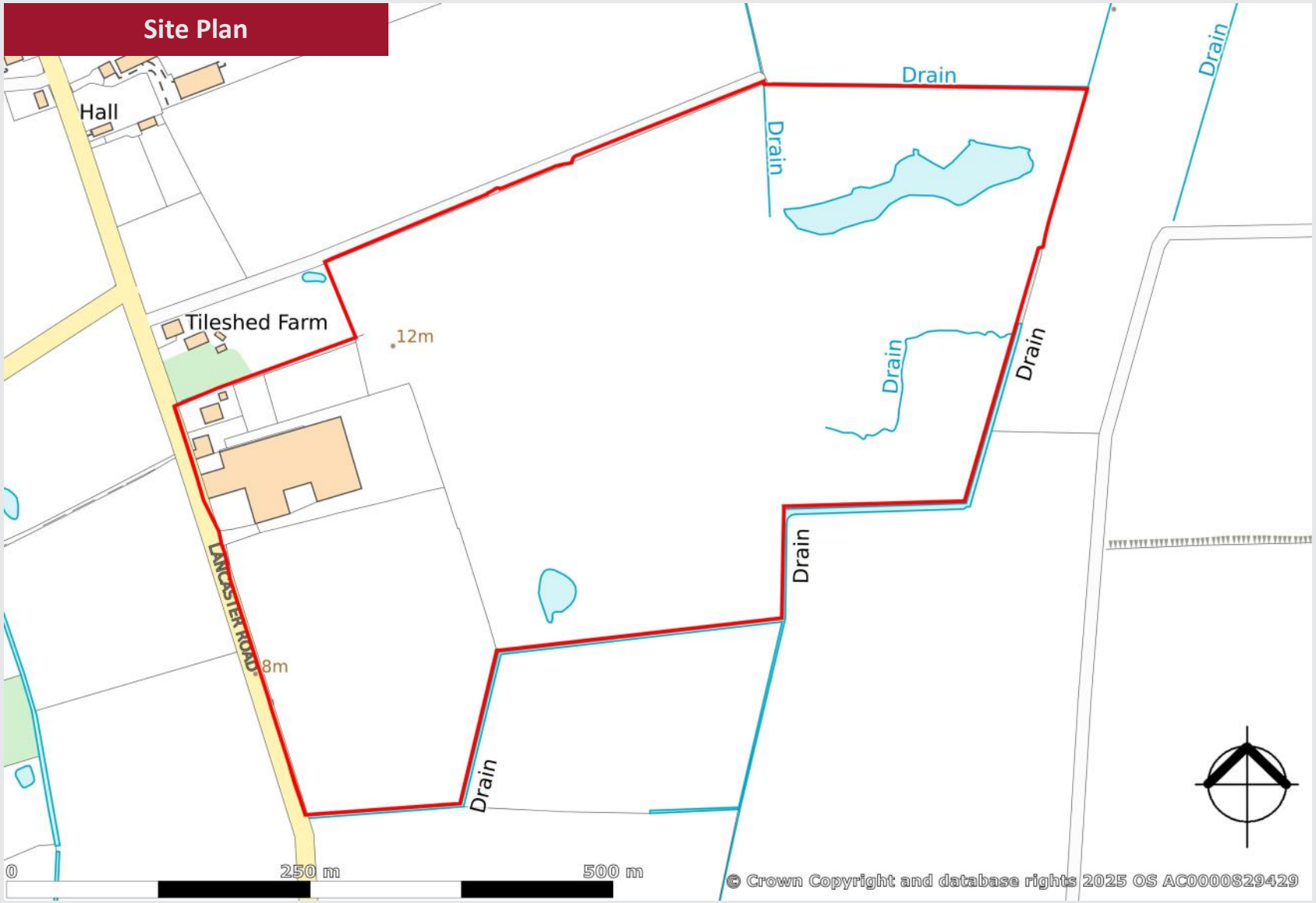
Agricultural Land

The property extends in total to a plot of 64 acres. (25.90 ha) OTA with the farmable area extending to 57 acres ota of Grade 2 improved temporary grassland which has in part undergone significant redraining, reseeding and improvement which now provides for a productive grassland block that is currently let to a local farmer on a seasonal basis. The land has the benefit of mains water and independent roadside frontage.

Fields A & B	10.91	4.416
Fields C - G	47.32	19.15
Farmyard and Buildings	4.006	1.621
Valiant's House and Cottage	0.244	0.099
Shires Lodge	1.533	0.620
	64.00	**25.90**



Site Plan


Hall
Tileshed Farm
12m
8m
LANCASTER ROAD
Drain
Drain
Drain
Drain
Drain
Drain
Drain
0
250 m
500 m
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Location Plan



General Remarks

Services: The properties have the benefit of mains water and mains electricity. Central heating for Shire House is by way of LPG. Valiants House and Cottage have an oil central heating system. Foul drainage for all properties is via septic tanks.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Various

Construction Type : Residential dwellings predominantly brick with render over.

Building Safety : None known

Restrictive Covenants : None known

Listed building : The property is not listed

Conservation Area / AONB : None known

Easement, and Wayleaves or Rights of Way : We are not aware of any permitted or public rights of way affecting the subject property. Assumed wayleaves in favour of Electricity North West and United Utilities for above and below apparatus.

Footpaths / Bridleways : We understand that there are no footpaths affecting the property

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits within flood zone 1.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : All prospective purchasers are advised to inspect the planning portal on Wyre Borough Council's Planning Portal www.wyre.gov.uk

Accessibility adaption information : None known

Coal field / mining area : Outside of any coalfield/mining area
Communications :
Broadband: is available within the area.
Mobile signal: all mobile phone networks are available in the area
B4RN : vendor advised the property is not connected to B4RN
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4m.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion, save for Valiant Farmhouse, Cottage and Annex

Local Authority: Wyre Borough Council
Council Tax: Bands: Shire Lodge: Band G, Valiants Farmhouse: Band E, Valliants Cottage: Band A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Richard Furnival. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : nipped.mostly..firewall

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



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